VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
INCOME STATEMENT
April 2026

OPENING BALANCE
$64,842.68

CASH RECEIVED			CASH DISBURSED		
Maintenance Fees	$	2,760.00	Lawn Maintenance	$	1,710.00
Late Payment / Misc Fees			Accounting Services		366.00
Estoppel fees (expense)			Administration		69.25
Bounced Check	$	(60.00)	Drainage Maintenance		50.00
Transfers			Termite/Pest control		427.00
2026 Fees deposited			Ins Liability & Officer/Dir		1,126.15
			R&M Property & Contingency		2,572.00
bank service charges			Utilities, streetlights		
			JD Parker		1,080.00
			Professional Legal services		
			Federal taxes		
Interest Income- MM Svgs #2133		5.91			
TOTAL	$	2,705.91	TOTAL	$	7,400.40

Net Income/(Loss) for	April 2026	($4,694.49)

OPENING BALANCE		$64,842.68	BANK BALANCES		
CASH RECEIVED		2,705.91			
	TOTAL	$ 67,548.59	Suntrust - Cking		$31,379.97
CASH DISBURSED		(7,400.40)	Suntrust - MM		$28,768.22
	TOTAL	$ 60,148.19		TOTAL	$ 60,148.19

RESPECTFULLY SUBMITTED

KAREN WISEMAN
Accountant

VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
BUDGET STATUS
For the year 2026

ACCOUNT	2026 Budget	Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Collected/ Spent	Budget Balance Remaining
Reg Maintenance	$ 51,840.00	$ 10,200.00	$ 8,100.00	$ 4,200.00	$ 2,700.00									$ 29,760.00	$ 22,080.00
2025 inc collected in 2026															
2026 inc collected 2025		$ 4,560.00													
TOTAL INCOME	**$ 51,840.00**	**$ 14,760.00**	**$ 8,100.00**	**$ 4,200.00**	**$ 2,700.00**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 29,760.00**	**$ 22,080.00**
Expense															
Administration	$ 1,080.00	$ 130.50	$ 135.62	$ 77.88	$ 69.25									$ 413.25	$ 666.75
Drainage Maintenance	$ 1,350.00	$ 50.00	$ 50.00	$ 800.00	$ 50.00									$ 950.00	$ 400.00
Insurance Liability & Off/Dir	$ 1,488.00		$ 335.00		$ 1,126.15									$ 1,461.15	$ 26.85
Landscaping & Grounds	$ 20,520.00	$ 1,710.00	$ 1,710.00	$ 1,710.00	$ 1,710.00									$ 6,840.00	$ 13,680.00
Termite Maint/Insp	$ 3,306.00	$ 252.00	$ 1,425.00		$ 427.00									$ 2,104.00	$ 1,202.00
Accounting	$ 4,392.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00									$ 1,464.00	$ 2,928.00
Professional legal services	$ 888.00													$ -	$ 888.00
Property maint repairs & cont	$ 4,744.80				$ 2,572.00									$ 2,572.00	$ 2,172.80
Utilities, streetlights	$ 120.00													$ -	$ 120.00
JD Parker - trash	$ 13,867.20	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00									$ 4,320.00	$ 9,547.20
Federal taxes IRS	$ 84.00	$ 80.00												$ 80.00	$ 4.00
														$ -	$ -
TOTAL EXPENSES	**$ 51,840.00**	**$ 3,668.50**	**$ 5,101.62**	**$ 4,033.88**	**$ 7,400.40**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 20,204.40**	**$ 31,635.60**